



City of Carmel

Carmel Board of Zoning Appeals

Regular Meeting

Monday, October 24, 2022

Time: **6:00 PM**

Location: **Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032**

PLEASE NOTE:

- This In-Person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be audio recorded with minutes taken by the BZA Secretary
- The recordings will be available via Laserfiche online

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes and Findings of Facts of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

1. **TABLED TO NOV. 28 - (A) Willow Haven Group Home Appeal: Docket No. PZ-2022-00179 A.**
The applicant seeks to appeal the 8/5/22 Determination Letter written by the Carmel Dept. of Community Services Director. The site is located at 2080 W. 106th Street (Lot 1 in 1800 106th Street Subdivision). It is zoned S1/Residence. Filed by John Higgins of SKO (Stoll Keenon Ogden PLLC) on behalf of Hari & Saranya Nagireddy, applicants.

(SU) Irsay Pond Special Use.

The applicant seeks the following special use approval for a man-made pond:

2. **Docket No. PZ-2022-00180 SU UDO Section 2.03 Special Use, Artificial Lake or Pond (Non-platted).** The site is located just west of 11700 Clay Center Rd. and is zoned S1/Residence. Filed by Brian Brown of Stoepelwerth & Associates, Inc.

(V) McPherson Duplexes Floor Area Variances.

The applicant seeks the following development standards variance approval for three duplexes:

3. **Docket No. PZ-2022-00183 V UDO Section 2.12 Minimum 800 sq. ft. ground floor area for Two Family Dwellings (All Other Uses) required; 525 sq. ft. requested.** The site is located at 1040 E. 108th Street (Home Place Subdivision, Section 1, Lots 221-223) It is zoned R3/Residence. Filed by David Klain of DB Klain Construction, LLC on behalf of Brason Properties LLC.

(UV, V) Pennwood Indoor Commercial Recreational Facility.

The applicant seeks the following use variance and development standards variance approvals:

4. **Docket No. PZ-2022-00185 UV UDO Section 2.25 & Appendix A.07 Commercial Recreational Facility, Indoor, not allowed. Use variance requested.**
5. **Docket No. PZ-2022-00186 V UDO Section 5.30 162 parking spaces required: 122 requested.** The site is located at 11565 Pennsylvania St. and is zoned B5/Business and West Home Place Commercial Corridor – High Intensity. Filed by Kevin Buchheit of Krieg Devault LLP on behalf of SCB Home Office, LLC.

- I. New Business
- J. Old Business
- K. Adjournment

Dated: Friday, October 14, 2022
File: 10.24.22 regular meeting.doc
By: Joe Shestak, Carmel BZA Secretary
jshestak@carmel.in.gov or 317-571-2419